



# City of Carmel

## CARMEL PLAN COMMISSION AGENDA

**August 15, 2006**

**6:00 p.m.**

**City Hall, 2nd Floor**

**One Civic Square**

**Carmel, IN 46032**

### **Agenda Items**

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**

- 1G. Gramercy Economic Development Plan – Resolution**  
by Michael R. Shaver, Wabash Scientific

### **H. Public Hearings:**

- 1H. Docket No. 06010003 Z: Guerrero Property PUD – CONTINUED TO SEPT 19**  
The applicant seeks to rezone 38.8 acres from S1/Residential to PUD/Planned Unit Development for the purpose of developing attached single-family residences and townhomes.  
The site is located at the northwest corner of Towne Road and 131<sup>st</sup> Street.  
Filed by Charles Frankenberger of Nelson and Frankenberger for Indiana Land Development Co.
- 2H. Docket No. 06060016 Z: Cherry Tree Grove Rezone**  
The applicant seeks to rezone 20.44 acres from S1 to S2 to allow for low-density residential development. Commitments will be filed in conjunction with this request.  
The site is located on the east side of Cherry Tree Road, south of 146<sup>th</sup> Street.  
Filed by Matthew Skelton of Bingham McHale LLP.

- 3H. **Docket No. 06060023 DP/ADLS: Bill Estes Pre-Owned Facility – CONT. TO. SEPT 19**  
The applicant seeks to construct a new, 9,350-square foot, pre-owned vehicle sales facility. Variances for signage, landscaping, and bufferyards will be filed.  
The site is located at 4102 West 96<sup>th</sup> Street and 9884 Michigan Road, and is zoned B2.  
Filed by Mary Solada of Bingham McHale LLP for Bill Estes Chevrolet.
- 4H. **Docket No. 06060018 DP Amend: Village Center/Peripheral Retail-VOWC**  
The applicant seeks to modify the existing site plan and Development Requirements for the Village of West Clay—Village Center and Peripheral Retail Area.  
The site is located at Towne Road and 131<sup>st</sup> Street, and is zoned PUD.  
Filed by Keith Lash of Brenwick TND Communities, LLC.
- 5H. **Docket No. 06070007 DP/ADLS: 122<sup>nd</sup> & Penn Development.**  
The applicant seeks to construct two, 3-story office buildings, out of three proposed buildings total, on a 27.41-acre office park.  
The site is located at the northeast corner of 122<sup>nd</sup> Street and Pennsylvania Street, and is currently zoned R1 and M3, with a B3 rezone request pending.  
Filed by Paul Reis of Bose McKinney & Evans, LLP for Panattoni Development, LLC.
- 6H. **Docket No. 06070008 DP/ADLS: Pennwood Professional Office Park.**  
The applicant seeks to construct two, 2-story office buildings, on a 4.11-acre parcel.  
The site is located at 11505 North Pennsylvania Street and is zoned B5.  
Filed by Kevin J. Roberts of DeBoy Land Development Services.

**I. Old Business**

- 1I. **Docket No. 06010008 Z: Midtown Village PUD – CONT. TO SEPT. 19**  
The applicant seeks to rezone 18.82 acres from I1/Industrail to PUD for the purpose of creating mixed use development.  
The site is located at 510 Third Avenue SW and is zoned I1/Industrial.  
Filed by Lawrence Kemper of Nelson and Frankenberger for Centex Homes.
- 2I. **Docket No. 06060004 Z: 122<sup>nd</sup> & Pennsylvania Rezone**  
The applicant seeks to rezone 27.41 acres from R1 and M3 to B3 to allow for medium-density commercial office development.  
The site is located on the northeast corner of 122<sup>nd</sup> Street and Pennsylvania Street.  
Filed by Paul Reis of Bose McKinney & Evans LLP for Panattoni Development.

**J. New Business**

**K. Adjournment**